

**Town of Clarence  
Planning and Zoning**

# Memo

**To:** Town Board Members

**From:** James Callahan, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** September 8, 2016

**Re:** September 14, 2016 Town Board Agenda

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**Following is a review/analysis of the items listed on the September 14, 2016 Town Board Agenda:**

**WORK SESSION ITEMS:**

**1. SBA TOWERS, 9545 TONAWANDA CREEK ROAD.**

**Location:** South side of Tonawanda Creek Road, east of Goodrich Road.

**Description/History:** Existing vacant property consisting of 20 +/- acres in the Agriculture Flood Zone.

**Proposal:** Applicant is seeking approvals to construct a 154' monopole cellular telecommunications tower.

**Master Plan:** Area identified in an agricultural zone and within the density flood zone.

**Reason for Town Board Action:** Approvals will require site plan approval from the Planning Board, a height variance from the ZBA and a Special Exception Use Permit from the Town Board. The Town Board will have final approval authority and will act as Lead Agency on this matter.

**Issues:** Referral to the Planning Board will initiate formal review of the application.